



UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY (NEWARK)

Caption in Compliance with D.N.J. LBR 9004-1(b)  
2017-2058

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ATTORNEYS FOR THE BANK OF NEW YORK  
MELLON FKA THE BANK OF NEW YORK AS  
TRUSTEE FOR THE CERTIFICATEHOLDERS OF  
CWABS INC., ASSET-BACKED CERTIFICATES,  
SERIES 2004-11 C/O NEWREZ LLC D/B/A  
SHELLPOINT MORTGAGE SERVICING

Order Filed on October 21, 2019  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

In Re:

SONDA D. SMITH

DEBTOR

Case No.: 18-23221 RG

Chapter 13

Hearing Date: 10/16/2019

Judge: Honorable Rosemary Gambardella

**ORDER VACATING STAY**

The relief set forth on the following page is hereby **ORDERED**.

**DATED: October 21, 2019**

A handwritten signature in black ink, appearing to read "Rosemary Gambardella".

Honorable Rosemary Gambardella  
United States Bankruptcy Judge

(Page 2)

Debtor: SON德拉 D. SMITH

Case No. 18-23221 RG

Caption of Order: ORDER VACATING AUTOMATIC STAY

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Upon the motion of Pincus Law Group, PLLC, attorneys for THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-11 C/O NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, under Bankruptcy Code section 362(d) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the courts of appropriate jurisdiction to pursue the movant's rights in the following:

Real Property more fully described as:  
**32 Columbus Drive, Franklin Park, NJ 08823**

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

ORDERED, that the Movant may join the Debtor and any trustee appointed in this case as defendants in its actions irrespective of any conversion to any other chapter of the Bankruptcy Code; and it is further

The movant shall serve this order on the debtors, any trustee and any other party who entered an appearance on the Motion.

**Certificate of Notice Page 3 of 3**  
 United States Bankruptcy Court  
 District of New Jersey

In re:  
 Sonda D Smith  
 Debtor

Case No. 18-23221-RG  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin  
 Form ID: pdf903

Page 1 of 1  
 Total Noticed: 1

Date Rcvd: Oct 22, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 24, 2019.

db +Sonda D Smith, 175 Myrtle Ave, Passaic, NJ 07055-3138

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE.

TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Oct 24, 2019

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 22, 2019 at the address(es) listed below:

Amy Forman on behalf of Creditor Wynnefield at Somerset Condominium Association, Inc. collections@theassociationlawyers.com  
 Andrew Micklin on behalf of Debtor Sonda D Smith andrewmicklin@comcast.net, ardithreeve@comcast.net  
 Denise E. Carlon on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com  
 Jonathan C. Schwalb on behalf of Creditor Planet Home Lending, LLC bankruptcy@friedmanvartolo.com  
 Marie-Ann Greenberg magecf@magnettrustee.com  
 Marlena S. Diaz-Cobo on behalf of Creditor Wynnefield at Somerset Condominium Association, Inc. collections@theassociationlawyers.com  
 Nicholas V. Rogers on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK, N.A. ET.AL. nj.bkecf@fedphe.com  
 Nicole B. LaBletta on behalf of Creditor THE BANK OF NEW YORK MELLON et al c/o NewRez LLC d/b/a Shellpoint Mortgage Servicing nlabletta@pincuslaw.com, brausch@pincuslaw.com  
 Rebecca Ann Solarz on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper rsolarz@kmllawgroup.com  
 Scott Penick on behalf of Creditor Wynnefield at Somerset Condominium Association, Inc. collections@theassociationlawyers.com  
 Sherri Jennifer Smith on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK, N.A. ET.AL. nj.bkecf@fedphe.com, nj.bkecf@fedphe.com  
 Steven P. Kelly on behalf of Creditor BAC BONY (CWABS2004-11) skelly@sterneisenberg.com, bkecf@sterneisenberg.com  
 U.S. Trustee USTPRRegion03.NE.ECF@usdoj.gov

TOTAL: 13